

# Contractors Forum

Editor: John Thompson

Fall 2014

## INSPECTIONS DIVISION WEBSITE

The **Inspections Division** website is located at [www.danville-va.gov](http://www.danville-va.gov) under the Community Development Department. Our website offers very useful and informative information for contractors and homeowners.

Engage your community - connect to news, events and information you care about. [View more information...](#)

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*The River City, Where Innovation Flows*

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### Inspections

#### Responsibilities

The Inspections Division is responsible for the issuing of permits and the enforcement of the [Virginia Uniform Statewide Building Code](#). The office has inspectors for each of the technical trades to assist contractors and building owners in their related fields. We require that all permitted work be inspected before the permit can be closed.

#### Mission Statement

The Inspections Division's mission is to provide prompt assistance to the public, contractors, and homeowners to ensure that the minimum standards required for the construction of buildings and structures are being observed in order to help protect the health, safety, and welfare of the citizens of Danville.

#### Scheduling an Inspection

To schedule an inspection, please complete the necessary [form](#).

#### Contact

Jerry D. Rigney  
Inspections Director  
[Email](#)

Charles W. Fulcher, Jr  
Inspections Supervisor  
[Email](#)

Physical Address:  
427 Patton St., Room 208  
Danville, VA 24541

Mailing Address:  
P.O. Box 3300  
Danville, VA 24543

Ph: (434) 799-5263  
Fx: (434) 797-8919

#### Hours

Monday - Friday  
8:00 am - 5:00 pm

#### Links

[View All](#)

- Department of Professional and Occupational Regulation (DPOR)
- What You Should Know Before You Hire A Contractor

#### FAQs

[View All](#)

- When do I need a Permit?
- How can I get a Permit?
- What information is needed for a Permit?
- How much do the Permits cost?
- What is a Rental Housing Inspection Program?
- How does the Rental Inspection Program work?

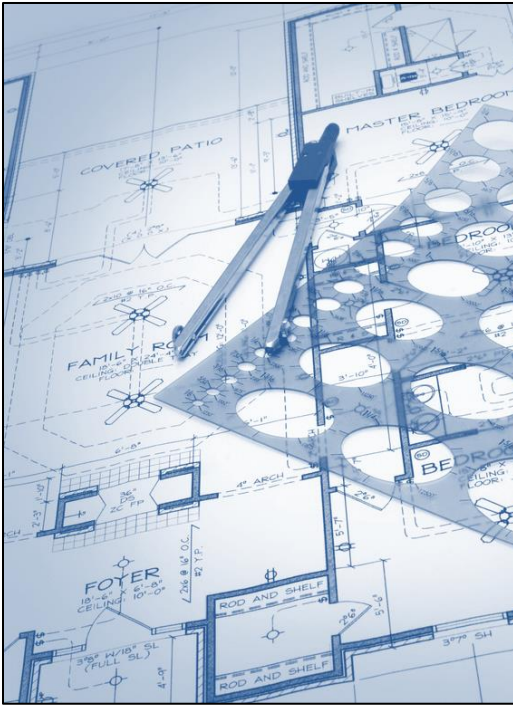
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Once you reach our website you can check to see when a permit is needed then apply for your permit **electronically** by using our online forms.

There are links for looking up contractor's license and continuing education information, as well as information on the current code that the State of Virginia is under.

If you have any questions or need assistance navigating through our website please contact me at (434)799-5263, ext. 221.

*Beth Harrington, Permit Technician*



Well it's that time again, time for a code change. Sometimes it can be confusing with all the different codes and terminology out there, I would like to take a moment and try to explain the code arrangement in a way that may make it a little easier to understand.

The Virginia Department of Housing and Community Development adopts and amends the Uniform State Wide Building Code also referred to as the **USBC**. The USBC is made up of three parts. Part I contains the administrative provisions and regulations that pertain to construction of new and existing buildings. Part II is the Virginia Rehabilitation Code which contains optional regulations specific to the rehabilitation of existing buildings that may be used as an acceptable alternative to Part I. Part III is the Virginia Maintenance Code, it provides regulations to protect occupants of existing buildings and structures from health and safety hazards arising from the improper maintenance and use of those buildings and structures.

The 2012 USBC Part I adopted and incorporated by reference chapters 2-35 of the 2012 International Building Code including all codes and standards referenced by the IBC. The IBC references the family of I-codes including:

2012 International Mechanical Code	2012 Fuel Gas Code
2012 International Plumbing Code	2012 International Energy Conservation Code
2011 NFPA 70 (National Electrical Code)	2012 International Residential Code

The State of Virginia with permission and cooperation with the International Code Council is able to reprint the family of international codes to include the administrative provisions as well as the amendments from the USBC. These codes become the Virginia codes. Following is a list of the re-named Virginia code, the abbreviation for it, and when each code applies.

**2012 Virginia Residential Code**-This code contains the requirements for Building, Plumbing, Mechanical, Fuel Gas, Electrical, and Energy Code for all One and Two Family dwellings and Townhouses not more than three stories above grade with a separate means of egress. It shall also apply to the accessory structures for these uses.

**VCC 2012 Virginia Construction Code**-The Building regulations for structures not covered by the Residential Code.

**VPC 2012 Virginia Plumbing Code**-The Plumbing requirements for when the VCC applies.

**VFGC 2012 Virginia Fuel Gas Code**-The Fuel Gas requirements for when the VCC applies.

**VMC 2012 Virginia Mechanical Code**-The Mechanical requirements for when the VCC applies.

**NEC 2011 National Electrical Code**-The Electrical requirements for when the VCC applies.

**IECC 2012 International Energy Conservation Code**-The Energy Code requirements for when the VCC applies.



**Richard Phelps is the Mechanical Inspector with the City of Danville.**

Richard is in his 28<sup>th</sup> year with the City. We are all glad to have him back to work and doing well. These code changes for the 2012 Mechanical, Fuel Gas, and Energy Code relating to mechanical equipment installation are the most significant.

**2012 VMC, VFGC, and VECC Changes**

**VMC Section 306.5 (8):** The bottom landing area of the ladder for access to a roof or other elevated structures shall be a minimum of 30 inches by 30 inches.

**VFGC Section 404.2:** CSST is to be installed per manufacturer's instructions and this code. All CSST piping including Counter Strike brand shall be bonded in accordance with **310.1.1**

**VECC Section C403.2.8.1:** All piping insulation that is part of a heating or cooling system exposed to weather shall be protected from damage, including that due to sunlight, moisture, equipment maintenance and wind.



**VECC Section 403.3.1:** All unitary or packaged HVAC units (ex. Rooftop units) above 2.5 tons shall be equipped with an economizer unless the building meets one of the exceptions.



**David Cockran is one of the Building Inspectors with the City of Danville.**

David primarily handles all of the commercial plan reviews and building inspections. He would like to take this opportunity to share with you a few of the changes to the Building Code.

**Major Code change in the 2012 Virginia Construction Code**

**Section 424:** Children's play structures installed inside all occupancies that exceed 10 ft. in height and 150 square foot in area are now regulated by the Virginia Construction Code.

**Sections: 308.6 & 903.2.6:** Adult day cares and child day cares for children under 2.5 years of age and for more than 5 persons are now classified as an I-4 Institutional Use. A sprinkler system will not be required where every room where care is provided has at least one exit door and the floor is at the level of exit discharge.

**Section 908:** Carbon Monoxide alarms are now required in classrooms of Educational buildings that have fuel burning appliances or attached garages.

**Section 1022:** All required exit stairways are now required to be in a rated enclosure. Only Exception is I-3 occupancies (Correctional facilities).



**Section 2308:** New tables for spans on wood floor joist, ceiling joist and rafters have been instituted. Spans have been reduced for southern pine due to allowable design values.

The entire chapter 34 on existing building has been deleted and all the requirements are now addressed in the Virginia Rehabilitation Code which is part II of the USBC.





**Walter Lucas is our other Building Inspector here at the City.**

Walter primarily handles all of the residential building plan reviews as well as the residential building inspections. Walter voluntarily represents our department and locality on the code committees to assist with developing the 2012 Code. These are some of the most significant changes to the Virginia Residential Building Code.

**Major Code change in the 2012 Virginia Residential Building Code**

**Section 108.2 Exemptions from application for permit:**

- (2) Under exemptions for permits, the size of accessory buildings has increased from 200 sq.ft. to 256 sq.ft.
- (5) Fences of any height unless required for pedestrian safety or used for the barrier for a swimming pool.
- (7) Retaining walls supporting less than three feet of unbalanced back fill.
- (12) Temporary ramps serving dwelling units in group R-3 and R-5 occupancies where the height of entrance served by the ramp is no more than 30" above grade.

**R202:** New Definition; Habitable Attic is a finished or unfinished area not considered a story that meets the size (70sf) and height requirements (7' in 35sf). Habitable attics greater than two-thirds of the area of the story below or over 400 sq. ft. shall not be permitted in dwellings or townhouses that are three stories above grade plane.

**R320.2:** Dwellings constructed under the IRC may be constructed by universal design features for accessibility.

**R311.2.1: Interior Passage:** Where a dwelling unit has both a kitchen and living or entertainment area on the same level as the egress door, an interior passage route shall be provided from such egress door to the kitchen and living or entertainment area and at least one bedroom and at least one bathroom containing a water closet, lavatory and bathtub or shower where such rooms are provided on that same level, all cased openings shall provide a minimum 34" clear width. Doors to habitable rooms shall be at a minimum, nominal 34" door. Bathrooms accessed directly from a bedroom are exempt.

**R315.1:** A household Carbon Monoxide detection system is now allowed.

**R314.1:** Physical interconnection of smoke alarms is not required when there is a wireless interconnection.

**R310.2.2:** Window wells shall be designed for proper drainage by either building foundation drainage system or an approved alternative method.



**Mike LaPrade is the Plumbing Inspector for the City of Danville.**

Mike also handles all of the Cross Connection Control Program, which helps to prevent any cross contamination of the City's drinking water. Mike would like to share the following changes to the Virginia Plumbing Code and the plumbing section of the Virginia Residential Code.

**Changes to the 2012 VPC and the VRC**

**VPC 312.3 & VRC P2503.1:** Because of the dangers of testing plastic piping with air, this change requires plastic piping systems to have a water test applied.

**VPC 303.4 & VRC P2609:** All plumbing products and materials shall be listed by a third party certification agency as complying with the referenced standards.

**VPC 607. 2:** Specific to commercial applications. Hot or tempered water, the total developed length from the water heating source to the fixture has been reduced from 100 feet to 50 feet where supply shall have a recirculating system or heat traced piping.

### **Clarification on Adjustment of Utility Bill Due to Excessive Water Usage**

Please be advised that the Inspections office does not have the authority to make any financial adjustment to a customer's Utility Bill for excessive water consumption due to leak or rupture of the water service. The bill can only be adjusted by the Customer Service division of Utilities.



Below are the Danville City Code requirements for water bill adjustments.

#### **Sec. 38-48. Rebate or credit in case of certain water leaks.**

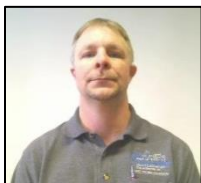
(a) Subject to the approval of the City Manager, a rebate or credit may be allowed for an excessive flow of water through a meter due to a leak in, or a rupture of, a water pipe caused by severe weather conditions; due to an undetected leak in, or rupture of, an underground water pipe; or due to an undetected leak in, or a rupture of, a water pipe in an area where the City has made modifications and/or improvements to the water distribution system for the purpose of improving and increasing water pressure, if:

- (1) Upon detection, such defect is promptly corrected according to the requirements of law; and
- (2) A written statement is provided to the Director of the Division of Water and Gas Distribution by the person lawfully making such repairs and corrections setting forth the date and nature of the corrections and repairs made; and
- (3) Such corrections and repairs are inspected and approved by the Inspections Division of the Department of Community Development;
- (4) If the leak is in an area where the City has made modifications and/or improvements to the water distribution system for the purpose of improving and increasing water pressure, such leak must have occurred or been detected within sixty (60) calendar days of the increase in pressure.

(b) The rebate or credit provided for in this section shall be allowed only for the billing period in which the defect is detected and repaired and, where applicable, for that portion of the subsequent billing period until such defect is promptly repaired; provided, however, that in all cases where there are less than twelve (12) regularly scheduled billing periods for water for the premises in any calendar year, the water flow to such premises shall, for the purposes of this section, be prorated as if there were twelve (12) such billing periods in each calendar year and the charges, rebates and credits provided for herein shall be calculated accordingly.

(c) For the billing period for which a rebate or credit is requested under this section, a charge shall be made, at the then applicable regular rate of the applicable minimum charge, whichever is greater, for the normal flow of water to the premises during such period, the normal flow of water to be the average flow of water to the premises for the twelve (12) preceding billing periods during which the premises were occupied, and the rebate or credit shall be for the flow of water to the premises during such period which is in excess of the average normal flow of water for which such regular or minimum charges are to be made; provided, however, that for such excessive flow of water, a charge shall be made for at least the actual cost of treatment and delivery thereof.

(d) The provisions contained in this paragraph, providing for a credit or rebate in the case of an excessive water flow in areas of the water distribution system where the City has made modifications and/or improvements for the purpose of improving and increasing water pressure, are intended to afford a method of relief to the customers of the City's water distribution system and no such rebate or credit shall be deemed or construed as an admission of liability on the part of the City.



**John Thompson is the Electrical Inspector for the City of Danville.**

On September 1<sup>st</sup> of this year he celebrated his 15<sup>th</sup> year with the City. John really enjoys working with all of the Electrical Contractors and he is proud to be a member of the Danville Pittsylvania County Electrical Contractors Association and all of the community projects that the association is involved in.

The state has finally adopted the 2012 Code which references the 2011 National Electrical Code. Here are some of the changes to the 2011 NEC and for One and Two Family Dwellings the Virginia Residential Code.

**NEC 210.8 & E3902.11:** This change requires that all Ground Fault Circuit Interrupters be installed in a readily accessible location.

**NEC 210.12(B) & E3902.13:** When branch circuit wiring is modified, replaced, or extended in any of the locations that AFCI protection is required, the branch circuit shall be protected by one of the following:

1. A combination-type AFCI located at the origin of the branch circuit.
2. An outlet branch circuit type AFCI located at the first receptacle outlet of the existing branch circuit.

**NEC 404.2(C) & E4001.8:** Where switches control Lighting loads supplied by a grounded general purpose branch circuit, the grounded circuit conductor for the controlled lighting circuit shall be provided at the switch location.

*Exception: The grounded conductor shall be permitted to be omitted from the switch enclosure where either of the following conditions in (1) or (2) apply:*

1. Conductors for lighting loads enter the switch enclosure through a raceway. The raceway shall have sufficient area to accommodate the additional conductor.
2. Cable assemblies for switches that enter the box through a framing cavity that is open at the top or bottom on the same floor level, or through a wall, floor, or ceiling that is unfinished on one side.



**NEC 406.12 & E4002.14:** In all areas specified in 210.52 or E3901.1 all 125 volt 15 and 20 amp. Receptacle outlets shall be listed tamper-resistant receptacles.

*Exception: Receptacles in the following locations shall not be required to be tamper-resistant:*

1. Receptacle outlets located more than 5 ½ ft. above the floor.
2. Receptacles that are part of a luminaire or appliance.
3. A single receptacle for a single appliance or a duplex receptacle for two appliances located within a dedicated space for each appliance that, in normal use, is not easily moved from one place to another and is cord and plug connected.



May is clean up, fix up, and paint up month.

During May 2015, the City of Danville will sponsor the 3<sup>rd</sup> annual Make Danville Shine campaign. The goal of this campaign is to create a more visually appealing community by empowering residents to take pride in their individual properties and neighborhoods. Make Danville Shine will once again be kicked off with the Make Danville Shine Home Expo that will take place on May 2, 2015 at the Community Market. This event is not only a great way for residents to gain valuable home maintenance tips and information from experts in the field, but also a great advertising opportunity for anyone in a home related trade. If you would like to participate as a vendor in our event, please contact Emily Scolpini at (434) 799-5260 ext. 241. Participation is free.